

**MINUTES OF THE DRAPER CITY PLANNING COMMISSION MEETING HELD
ON THURSDAY, MAY 9, 2013 IN THE DRAPER CITY COUNCIL CHAMBERS**

“This document, along with the digital recording, shall constitute the complete minutes for this Planning Commission meeting.”

PRESENT: Vice-Chairperson Leslie Johnson; Planning Commissioners Ryan Clerico, Kent Player, and Marsha Vawdrey

ABSENT: Chairperson Drew Gilliland and Planning Commissioner Jeff Head

STAFF PRESENT: Russ Fox, Dennis Workman, Carolyn Prickett, and Angie Olsen

ALSO PRESENT: Roll on File

Study Meeting:

[6:16:40 PM](#)

Study Business Items: The Commissioners reviewed the application for the business meeting and addressed questions to staff members.

**** Staff Reports were heard out of order.*

[6:19:01 PM](#)

2.0 **Staff Reports:** Staff provided a report regarding the recent action items of the City Council.

Business Meeting:

Vice-Chairperson Johnson explained the rules of public hearings and called the meeting to order at [6:32:35 PM](#) .

[6:32:56 PM](#)

1.0 **Public Hearing: On the request of Leesa Clark-Millerberg to rezone 1.44 acres at 12214 South 900 East from RA2 Residential Agricultural zone to CN Neighborhood Commercial zone. The application is otherwise known as the Quilter’s Lodge Zone Change, Application #130322-12214S.**

[6:33:19 PM](#)

1.1 **Staff Report:** Using the aid of a PowerPoint presentation and his staff report dated April 26, 2013, Planner Dennis Workman reviewed the details of the proposed application. He reviewed an aerial map to identify the location of the subject property; the entire block is in the neighborhood commercial land use designation and therefore the request to rezone the property for commercial use is in keeping

with the general land use in the area. He stated that 12200 South is the dividing line between long term commercial and long term residential uses. He stated the house currently located on the subject property will remain and be used as part of the business that will locate there. He added that the applicant will seek to purchase property from the City near the corner of the property, which should be allowed by the City Council because the City owns more right-of-way space than is needed in that area. He stated the parcel will be occupied by Capital Premium Financial; they are located on the west-abutting parcel and will expand onto the subject property. He stated the rezone request is in-line with the Master Plan for this area and staff recommends approval of the application based on the findings listed in the staff report.

6:36:20 PM

- 1.2 Applicant's Presentation: Lori Gabrielson, representing Capital Premium Finance, stated the current office building was previously a house that was remodeled and expanded to the front of the parcel it is located on. She stated they need more room, which is why they are looking to expand to the subject property. She stated she has been in contact with the Rasmussen's who own a piece of property behind the Capital Premium property in hopes of purchasing the property for future expansion and the current building was built with expansion in mind. She stated the acquisition of the piece of property will work very well for the business. She stated she is not absolutely sure what will happen to the house located on the subject property; it may be preserved and used as part of the business.

6:37:37 PM

- 1.3 Vice-Chairperson Johnson opened the public hearing; there were no persons appearing to be heard and the public hearing was closed.

6:38:03 PM

- 1.4 Commissioner Player asked to review the aerial photograph of the subject property to orient himself with the building located on the adjacent parcel and how the expansion of the business will happen. He asked what will happen to the parcel to north of the subject property. Mr. Workman stated it will be the future home of Quilter's Lodge, who is a party to the application. He stated that business will be located on the corner parcel of the subject property and it will be necessary for the owner to seek a conditional use permit (CUP) before opening her business. Commissioner Player stated that the new development will follow the development trend on properties located to the south.

6:40:02 PM

- 1.5 **Motion:** Commissioner Player moved to forward a positive recommendation to the City Council regarding the Quilter's Lodge zone change request by Leesa Clark-Millerberg, application 130322-12214S, based on the findings listed in the staff report dated April 26, 2013. Commissioner Clerico seconded the motion.

Findings:

1. That Section 9-5-060 of the Draper City Code allows for the amendment of the City's zoning map.
2. That the proposed amendment is consistent with the goals, objectives and policies of the City's General Plan, which identifies the subject property as Neighborhood Commercial.
3. That all five findings for a zone change, as contained in 9-5-060(e), are satisfied.
4. That adequate facilities and services exist to serve the subject property, including but not limited to roadways, parks and recreation facilities, police and fire protection, schools, storm water drainage systems, water supplies, and waste water and refuse collection.
5. That the proposed zone change is harmonious with the overall character of existing development in the vicinity of the subject property.
6. That CN zoning already dominates the city block bounded by 800 and 900 East, and 12200 and 12300 South.
7. That the proposed amendment would not adversely affect adjacent property or the character of the neighborhood.

[6:40:58 PM](#)

- 1.6 **Vote:** Commissioners Player, Clerico, and Vawdrey voted in favor of forwarding a positive recommendation to the City Council.

[6:19:01 PM](#)

- 2.0 **Staff Reports:** *Staff Reports were heard during the Study Meeting (above).*

[6:41:26 PM](#)

- 3.0 **Adjournment:** Commissioner Player moved to adjourn the meeting.
- 3.1 **A voice vote was taken with all in favor. The meeting adjourned at [6:41:26 PM](#)**